

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000098-001:

LAND DESCRIPTION – SOUTH ELIOT STREET PARCEL:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF SECTION 17;

THENCE N 0° 21' 21" W, ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF SECTION 17 A DISTANCE OF 40.00 FEET;

THENCE N 89° 27' 07" E, ALONG THE NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 316.25 FEET TO A POINT 14 FEET WEST OF THE EAST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N 0° 21' 20" W ALONG A LINE 14 FEET WEST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.19 FEET, MORE OR LESS, TO THE SOUTH LINE OF W. TENNESSEE AVE.;

THENCE N 89° 24' 38" E ALONG SAID SOUTH LINE OF W. TENNESSEE AVE. A DISTANCE OF 60.00 FEET;

THENCE S 0° 21' 20" E ALONG A LINE 46 FEET EAST OF AND PARALLEL WITH SAID EAST LINE A DISTANCE OF 616.24 FEET, MORE OR LESS, TO THE NORTH LINE OF W. MISSISSIPPI AVE.;

THENCE S 89° 27' 07" W ALONG SAID NORTH LINE OF W. MISSISSIPPI AVE. A DISTANCE OF 60.00 FEET, TO THE **POINT OF BEGINNING**.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, BEARING N 89° 27' 07" E, ANCHORED ON THE WEST BY THE S ¼ CORNER OF SAID SECTION 17, A POSITION CALCULATED FROM TIES IN THE INTERSECTION OF W. MISSISSIPPI AVE. AND S. FEDERAL BLVD., AND ON THE EAST BY A 3.25" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SAID SECTION 17, COLORADO PLS NO. 14592, DATED 1990.